



## **PLANNING DIRECTOR HEARING Action Minutes**

**Wednesday, March 27, 2024**

**9:00 a.m.**

**Virtual Meeting: <https://sanjoseca.zoom.us/j/89012305097>**

**Hearing Officer  
Robert Manford, Deputy Director  
on behalf of**

**Christopher Burton, Director  
Planning, Building and Code Enforcement**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:  
<https://www.sanjoseca.gov/planningmeetings>

# **AGENDA**

## **ORDER OF BUSINESS**

### **1. CALL TO ORDER**

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Meeting called to order at 9:00 a.m.

### **2. DEFERRALS**

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No items.

### **3. CONSENT CALENDAR**

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- a. **SP21-045 & ER21-312**: Special Use Permit for the phased construction of a 17-story residential building with 345 units and a nine-story parking structure with 621 parking spaces in Phase 1 and designed for potential future conversion of the parking structure to approximately 210,000 square feet of office space in Phase 2, above a ground-floor podium retail level with 12,183 square feet of retail space; one level of underground parking with automated lift stackers; a privately owned, publicly accessible open space; associated landscaping; and extended construction hours to include Saturday 9:00 a.m. to 5:00 p.m., on an approximately 1.57-gross-acre site, located at 323 Terraine Street (Project Terraine, LLC, Owner). Council District: 3. **CEQA**: Initial Study/Addendum to the Downtown Strategy 2040 Final Environmental Impact Report for the Terraine Mixed-Use Project. *PROJECT MANAGER, KORA MCNAUGHTON*

**Staff Recommendation:** Consider the Initial Study/Addendum to the Downtown Strategy 2040 Final Environmental Impact Report for the Terraine Mixed-Use Project in accordance with CEQA. Approve a Special Use Permit.

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED**

- b. **SP23-050 & ER23-266**: Special Use Permit for the construction of a 433-square-foot pergola in the rear yard of a single-family lot that will result in aggregate floor area of accessory buildings exceeding 650 square feet on an approximately 0.15-gross-acre site, located at 815 Hartford Avenue (Rebecca Richmond, Owner). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures. *PROJECT MANAGER, KORA MCNAUGHTON*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Special Use Permit.

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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No items.

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:54 a.m.